

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 112/632 Doncaster Road, Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$345,000

Median sale price

Median price \$707,500

Property type *Apartment*

Suburb Doncaster

Period - From 1st April 2019

to

30th June 2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 212/1 Grosvenor Street, Doncaster	\$335,000	15/7/2019
2. 118/1 Grosvenor Street, Doncaster	\$340,000	20/6/2019
3. 1001/642 Doncaster Road, Doncaster	\$489,850	16/8/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20.09.2019

Comparable properties



\$335,000

212/1 Grosvenor Street, Doncaster, Victoria

DATE: 15/7/2019

PROPERTY TYPE: Apartment



\$340,000

118/1 Grosvenor Street, Doncaster, Victoria

DATE: 20/6/2019

PROPERTY TYPE: Apartment

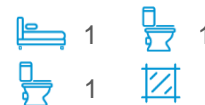


\$489,850

1001/642 Doncaster Road, Doncaster, Victoria

DATE: 16/8/2019

PROPERTY TYPE: Apartment



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Our Difference



Average of only 21 days on market



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